

# 2016-008819

Klamath County, Oregon

08/19/2016 09:38:00 AM

Fee: \$77.00

#### THIS SPACE RESERVED FOR RECORDER'S USE

After recording	ng return to:	
S. Garland,	Inc., a Nevada corporation	
63 Via Pico	Plaza#544	
San Clemen	te, CA 92672	
Until a chang	e is requested all tax statements	
shall be sent t	to the following address:	
S. Garland,	Inc., a Nevada corporation	
63 Via Pico	Plaza#544	
San Clemen	te, CA 92672	
File No.	117501AM	******

#### STATUTORY WARRANTY DEED

Carol Ann B. Wilder and Scott R. Wilder and Chrislin P. Rowland who acquired title as Chrislin P. Wilder, not as tenants in common but with right of survivorship,

Grantor(s), hereby convey and warrant to

### S. Garland, Inc., a Nevada corporation,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 33 of Block 40 in Tract 1184 OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$3,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2016-2017 Real Property Taxes, a lien not yet due and payable

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

ated this day of
arol ain B. Wilder
arol Ann B. Wilder
hrislin P. Roland
cott R. Wilder
eate of} ss ounty of
n this day of, 2016, before me, a Notarublic in and for said state, personally appeared Carol Ann B. Wilder known or identified to me to be the person(s) whos
ublic in and for said state, personally appeared Carol Ann B. Wilder known or identified to me to be the person(s) whos sme(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above ritten.
THE STATE OF THE S
otary Public for the State of
esiding at:
ommission Expires:

### **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

validity of that document.		
State of California County of Siskiyou	)	
On _ August 8, 2016	before me,	Randi Gaeddert, Notary Public
		(insert name and title of the officer)
personally appeared Carol Ani	า B. Wilder	,
who proved to me on the basis of subscribed to the within instrumed his/her/their authorized capacity(i	satisfactory event and acknow es), and that b	vidence to be the person(s) whose name(s) is/are ledged to me that he/she/they executed the same in by his/her/their signature(s) on the instrument the person(s) acted, executed the instrument.
I certify under PENALTY OF PER	≀JURY under t	he laws of the State of California that the foregoing

RANDI GAEDDERT

My Comm. Expires June 09, 2017

COMM. #2028258 NOTARY PUBLIC · CALIFORNIA SISKIYOU COUNTY

WITNESS my hand and official seal.

Signature (Seal

Page 2 Statutory Warranty Deed Escrow No. 117501AM

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

SECTIONS 2 TO 7, CHAPTER 8, OREGON	I LAWS 2010.	
Dated this day of	+ ,201b	`
Carol Ann B. Wilder		
Christin P. Row Lend		
Christin P. Row Lend Christin P. Rowland CR		
Scott R. Wilder		
State of } ss County of }		•
On this day of	, 2016, before me, red Carol Ann B. Wilder known or identified	a Notary
Public in and for said state, personally appear	red Carol Ann B. Wilder known or identified ent and acknowledged to me that he/she/they exe	to me to be the person(s) whose
	my hand and affixed my official seal the day and	
Notary Public for the State of		
Residing at:Commission Expires:		

State-of ss See Atlacked Centrificate  County of See Atlacked Centrificate
On this day of 2016, before me, a Notary Public in and for said state, personally appeared Chrislin P. Roland, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Notary Public for the State of  Residing at:  Commission Expires:  State of } ss  County of }
On this day of, 2016, before me, a Notary Public in and for said state, personally appeared Scott R. Wilder, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Notary Public for the State of Residing at: Commission Expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Califolnia			
County of Place			
On August 11, 2016 personally appeared Christin	before me, $\frac{5hrley}{(here ir}$	nsert name and title of the office	_, Notary Public,
who proved to me on the basis of satisfication the within instrument and acknowledge capacity(ies), and that by his/her/their s which the person(s) acted, executed the	factory evidence to be the ed to me that he she they signature(s) on the instrum	e person(s) whose name(s) is/ai executed the same in his(her)	re subscribed to their authorized
I certify under PENALTY OF PERJURY true and correct.	under the laws of the Sta	ate of California that the foregoi	ng paragraph is
WITNESS my hand and official seal.  Signature	Genneef	(Seal)	



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Dated this 122 day of August	<u>, 2016</u>	
Carol Ann B. Wilder		
Chrislin P. Roland		
Scott R. Wilder		
State of } ss County of }		•
On this day of	d acknowledged to me that he/she/t	hey executed same.
Notary Public for the State of Residing at:		
Residing at: Commission Expires:		

## **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of	
On August 12 2016 before me, Viorica Marcu a	a Notary Public and title of the officer)
personally appeared SCOTT R - WILLER who proved to me on the basis of satisfactory evidence to be the subscribed to the within instrument and acknowledged to me that his/her/their authorized capacity(ies), and that by his/her/their signerson(s), or the entity upon behalf of which the person(s) acted I certify under PENALTY OF PERJURY under the laws of the States	at he she/they executed the same in gnature(s) on the instrument the , executed the instrument.
paragraph is true and correct.	
WITNESS my hand and official seal.	VIORICA MARCU COMM. # 2073925 NOTARY PUBLIC - CALIFORNIA DO LOS ANGELES COUNTY OCOMM. EXPIRES AUG. 4, 2018
Signature (Seal)	